

The City of 201 West Gray A • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-14

APPLICANT:

Shaz Investments, L.L.C.

DATE:

April 8, 2021

LOCATION:

WARD:

West of 12th Avenue S.E. approx. 3/4

mile south of Cedar Lane Road 7

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Preliminary Plat, 2025 Amendment and Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat. This property is currently zoned A-1, General Agricultural District and A-2, Rural Agricultural District. A request for rezoning to R-1, Single Family Dwelling District, has been submitted. A request for a NORMAN 2025 Plan amendment from Future Urban Service Area to Current Urban Service Area has also been submitted.

Please join us for a Pre-Development discussion of this proposal on Thursday, April 22, 2021 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on April 22nd and we will send you the link to access the meeting.

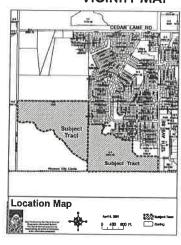
This applicant has filed a concurrent application for Planning Commission consideration of this project at their May 13, 2021 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Kendall Dillon, (405) 787-6270 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for **Pre-Development Informational Meeting**

Case No. PD 2/-/4

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Shaz Investments, LLC		ADDRESS 2252 N. Broadway Moore, OK 73160	
Hossein@homecreations.com Mo@homecreastions.com Jalal@homecreations.com		NAME AND PHONE NUMBER OF CONTACT Kendall Dillon, PE, Agent for Owner Kendall.Dillon@craftontull.com BEST TIME TO CALL: 405-787-6270	PERSON(S) Pr/Application
☐ Concurrent Planning Commission review requ	uested and applicat	ion submitted with this application.	
A proposal for development on a parcel of lan	d, generally locate	ed _ A part of the S/2 of Section 17	', T-8-N, R-2-W,
I.M., Cleveland County, Norman, Ol	K located SE o	f the intersection of E Cedar Lane	Rd. and
Jenkins Avenue.			
and containing approximately 151.48± Council for consideration within the next six n The Proposed Use(s) in this development will each use): Single family residential use in 151.4	nonths.	, will be brought forward to the Planning	·
This proposed development will necessitate (check all t ☑ 2025 Plan Amendment ☐ Growth Boundary ②	1 2 7	ms submitted: Deed or Legal Description	Commission Review
Land Use	10 J.X	Radius Map	Requested:
☐ Transportation		Certified Ownership List	Received on:
Rezoning to K-/	District(s)	☐ Written description of project	4-5-2021
Special Use for		Preliminary Development Map	
Preliminary Plat Eagle Cliff West	(Plat Name)	Greenbelt Enhancement Statement	ata.m./p.m.
Norman Rural Certificate of Survey (COS)	(Filing fee of \$125.00	hy my
Commercial Communication Tower	Cu	rrent Zoning: A-1 4 A-2	Uy Je V
		rent Plan Designation:	

